PROJECT SUMMARY

SITE NAME:

ACTON 2

SITE I.D.:

MA11845-S

SITE ADDRESS:

5 CRAIG ROAD ACTON, MA 01720

JURISDICTION:

PROPERTY OWNER:

TOWN OF ACTON

COUNTY:

MIDDLESEX

ZONING:

LIGHT INDUSTRIAL, LI PALMER REALTY TRUST CRAIG D. PALMER 800-442-6683

PHONE:

APPLICANT:

SBA TOWERS II, LLC. 5900 BROKEN SOUND PARKWAY NW BOCA RATON, FL 33487-2797

NAD 83

NAD 83

NAVD 88

OFFICE: 561-226-9523 FAX: 561-226-3572

PETER LAMONTAGNE MARCEL PESSOA

OFFICE: 508-341-7854 OFFICE: 561-226-9211

SITE COORDINATES LATITUDE: LONGITUDE: GROUND ELEVATION:

N 42° 28' 02.71" W 71° 25' 07.82" 141.8 AMSL

OCCUPANCY TYPE:

RAW LAND

CONSTRUCTION TYPE:

PROPOSED 170' MONOPOLE

HANDICAPPED REQUIREMENTS

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS NOT REQUIRED.

PLUMBING REQUIREMENTS

FACILITY HAS NO PLUMBING.

CONSULTING TEAM

ARCHITECTURAL - ENGINEERING FIRM: TOWER ENGINEERING PROFESSIONALS 3703 JUNCTION BOULEVARD, RALEIGH, NC 27603 CONTACT: PETER G. JERNIGAN, P.E. PHONE: (919) 661-6351 FAX: (919) 661-6350

SURVEYING FIRM:

CME ASSOCIATES, INC 50 ELM STREET, SOUTHBRIDGE, MA 01550

CONTACT: TIM GOSSELIN
PHONE: 1-860-928-7848 FAX: 1-860-928-7846

POWER COMPANY:

NSTAR

CONTACT: CUSTOMER SERVICE PHONE: 800-592-2000

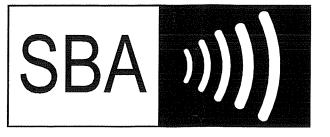
TELEPHONE COMPANY:

VERIZON CONTACT: CUSTOMER SERVICE PHONE: 800-837-4966 PHONE# NEAR SITE: 800-837-4966

ELECTRICAL ENGINEER:

TOWER ENGINEERING PROFESSIONALS 3703 JUNCTION BOULEVARD, RALEIGH, NC 27603 CONTACT: J. RUSSELL HILL, P.E.

PHONE: (919) 661-6351 FAX: (919) 661-6350



SITE NAME ACTON 2

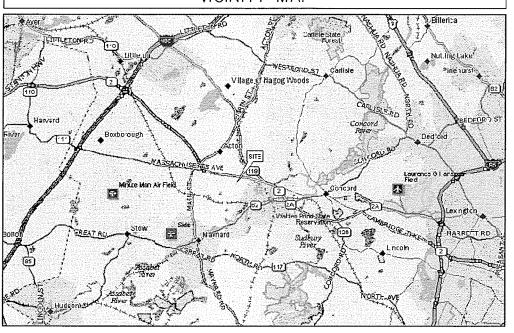
SITE I.D. MA11845-S

E-911 ADDRESS 5 CRAIG ROAD ACTON, MA 01720

PROJECT TYPE

PROPOSED 170' MONOPOLE

VICINITY MAP



DRIVING DIRECTIONS

FROM LOCAL CITY OR NEAREST MAJOR HIGHWAY INTERSECTION: FROM BOSTON, MA: TAKE I-90 W ABOUT 10 MILES TO EXIT 15. MERGE ONTO I-95 N AND GO 6.2 MILES. TO EXIT 29B. MERGE ONTO MA-2 W AND GO 4 MILES. TURN LEFT ONTO MA-2 W/CONCORD TURNPIKE AND GO 4.5 MILES. ENTER NEXT ROUNDABOUT AND TAKE 3RD EXIT ONTO MA-2 W. GO 2.3 MILES AND TURN LEFT ONTO MA-2 E. GO 1.4 MILES AND TURN SLIGHT RIGHT ONTO SCHOOL ST. TURN RIGHT ONTO CRAIG RD. END AT SITE.



1 (888) 344-7233

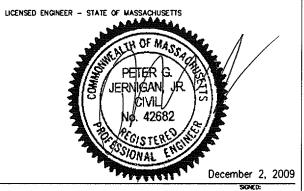
CONTRACTOR TO CALL MASSACHUSETTS DIG SAFE AT LEAST (2) WORKING DAYS
PRIOR TO DIGGING.

SHEET INDEX

NO.	DESCRIPTION
T-1	TITLE SHEET
N-1	ZONING INFORMATION
C-1	LOCUS PLAN
C-1A	SITE PLAN
C-18	SITE LAYOUT
C-1C	PROPERTY OWNERS
C-2	ENLARGED SITE PLAN
C-3	SITE ELEVATIONS
C-4	FENCE DETAILS
C-5	SOIL AND EROSION CONTROL PLAN
C-6	LANDSCAPING DETAILS
C-7	DRIVEWAY DETAILS

ENGINEER'S LICENSE

I CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE REQUIREMENTS OF THE MASS. STATE BUILDING CODE, 7TH EDITION.



APPROVALS

LANDLORD	DATE
PROPERTY	DATE
CONSTRUCTION	DATE
RSM	DATE
TENANT	DATE
TENANT	DATE
ZONING	DATE



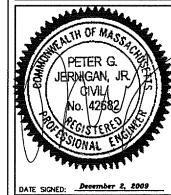
5900 BROKEN SOUND PARKWAY, NW BOCA RATON, FL 33487-2797 TEL: (561) 226-9523 FAX: (561) 226-9368



3703 JUNCTION BOULEVARD RALEIGH, NC 24467 TEL: (919) 661-6351 FAX: (919) 661-6350

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APP	ROVED BY:	GMA
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Δ	10-26-09	revised zoning
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Æ	11-25-09	REVISED ZONING
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ACTON 2

SITE I.D.

MA11845-S

SITE ADDRESS 5 CRAIG ROAD **ACTON, MA 01720** (MIDDLESEX COUNTY)

SHEET NAME

TITLE SHEET

SHEET NUMBER

T-1

NOTES:

- 1. THE USE OF FILL CONTAINING HAZARDOUS MATERIALS IS FORBIDDEN.
- THE CONTRACTOR SHALL MARK THE LIMITS OF WORK PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING.
- 3. THE CLEANING OF CATCHBASIN SUMPS AND STORMWATER BASINS FOLLOWING CONSTRUCTION AND THEREAFTER IS REQUIRED BY THE SITE OWNER.
- 4. THE HAULING OF EARTH TO AND FROM THE SITE IS NOT PERMITTED BETWEEN THE HOURS OF 9AM AND 4PM, MONDAY THROUGH FRIDAY, IF EARTH MATERIALS ARE INTENDED TO BE REMOVED FROM OR BROUGHT TO THE SITE.
- EXISTING DRIVEWAY CONDITIONS SHALL BE IMPROVED AS NEEDED. FOR DETAILS SEE SHEET C-7.
- 6. ALL STRUCTURES ASSOCIATED WITH THE WIRELESS COMMUNICATION FACILITIES SHALL BE REMOVED WITHIN ONE YEAR OF CONCESSION OF USE (BYLAW SECTION 3.10.4.2)

- 7. THE TYPE, DIMENSIONS, MOUNTING HARDWARE, AND POSITIONS OF ALL PROJECT OWNER'S EQUIPMENT ARE SHOWN IN ILLUSTRATIVE FASHION. THESE DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION. ACTUAL HARDWARE DETAILS AND FINAL LOCATIONS MAY DIFFER SLIGHTLY FROM WHAT IS SHOWN.
- 8. ONCE THE FACILITY BECOMES FULLY OPERATIONAL, NORMAL AND ROUTINE MAINTENANCE BY PROJECT OWNER'S TECHNICIANS WILL BE PERFORMED ON A MONTHLY BASIS. THEREFORE, THE ESTIMATED VEHICLE TRIP GENERATION RATE IS 2 TRIPS PER MONTH. THE AVERAGE DAILY TRIP GENERATION RATE (ADJ) IS 0.07.
- 9. PERMANENT STANDBY EMERGENCY POWER WILL NOT BE UTILIZED BY PROJECT OWNER'S. IF NECESSARY, DURING AN EXTENDED POWER OUTAGE, A PORTABLE EMERGENCY GENERATOR WILL BE USED TO PROVIDE TEMPORARY EMERGENCY BACKUP POWER. THERE IS NO ON-SITE BULK STORAGE OF FLAMMABLE OR COMBUSTIBLE FUELS FOR OPERATING AN EMERGENCY GENERATOR FOR THE PROJECT OWNER'S EQUIPMENT.

ZONING INFORMATION

ZONING DISTRICT TYPE: LI, LIGHT INDUSTRIAL (INDUSTRAIL DISTRICT)

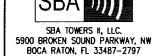
GROUNDWATER PROTECTION DISTRICT: ZONE 2

PROPERTY ID H4-45 AND H4-13 ARE TO BE COMBINED. DATA IN TABLE BELOW IS BASED ON COMBINED PROPERTY

PROPOSED USE: WIRELESS COMMUNICATION FACILITY

	REQ	UIRED		
ZONING REGULATIION	MINIMUM	MAXIMUM	EXISTING	PROPOSED
LOT SIZE	_	_	3.65 AC.	N/A
TOTAL LOT COVERAGE	_	_	56,150 SQ.FT	59,550 SQ.FT
% OF LAND NOT PERMITTED IN ZONING DISTRICT	-		0%	0%
OPEN SPACE	70%	_	81.78%.	81.32%
UNDISTURBED OPEN SPACE	40%		54.23%	51.97%
IMPERVIOUS COVER	_	30%	68.70%	67.19% *
% WETLANDS	_	50%	0 %	0 %
% FLOOD PLAIN			0 %	0 %
DEVELOPABLE SITE AREA	-		92,380 SQ.FT	88,780 SQ.FT
FRONT YARD SETBACK	50 FT		_	196.3 FT
SIDE YARD SETBACK	30 FT	-	_	30.0 FT
REAR YARD SETBACK	30 FT	-	_	32.3 FT
SITE FRONTAGE	200 FT	_	448 FT	448 FT
BUILDING HEIGHT	_	40 FT	-	9.8 FT
FLOOR AREA RATIO	_	20%	18.22 %	18.85%
PARKING SPACES	0	_	UNKNOWN	2 ADDITIONAL

* IMPERVIOUS COVER
PROPERTY IS MOSTLY GRAVEL. THE PROPOSED SITE DECREASES IMPERVIOUS AREA SINCE
THE EXISTING GRAVEL IS TURNED INTO PERVIOUS LANDSCAPING.

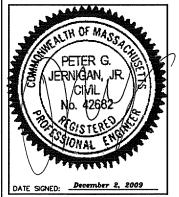


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ROVED BY:	GMA
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10-26-09	REVISED ZONING
10-29-09	REVISED ZONING
11-09-09	REVISED ZONING
11-25-09	REVISED ZONING
12-2-09	FINAL ZONING
	PROVED BY: DATE: 9-30-09 10-26-09 10-29-09 11-09-09 11-25-09



SITE NAME

ACTON 2

SITE I.D.

MA11845-S

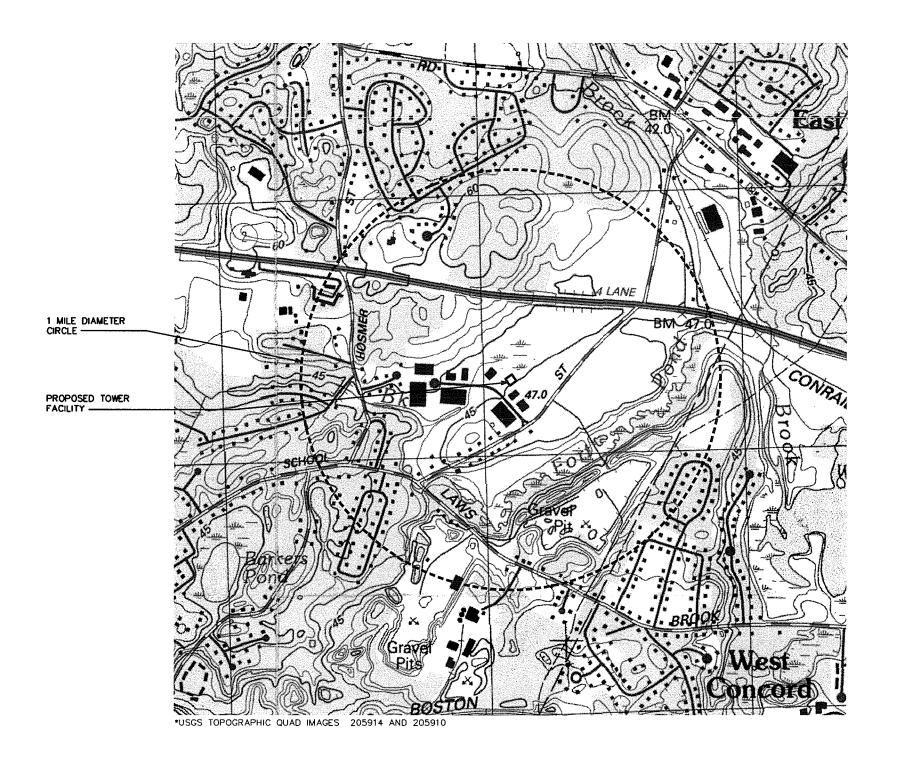
SITE ADDRESS
5 CRAIG ROAD
ACTON, MA 01720
(MIDDLESEX COUNTY)

SHEET NAME

ZONING INFORMATION

SHEET NUMBER

N-1





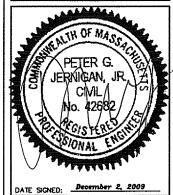
SBA TOWERS II, LLC. 5900 BROKEN SOUND PARKWAY, NW BOCA RATON, FL 33487-2797 TEL: (561) 226-9523 FAX: (561) 226-9368



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SITE NAME

ACTON 2

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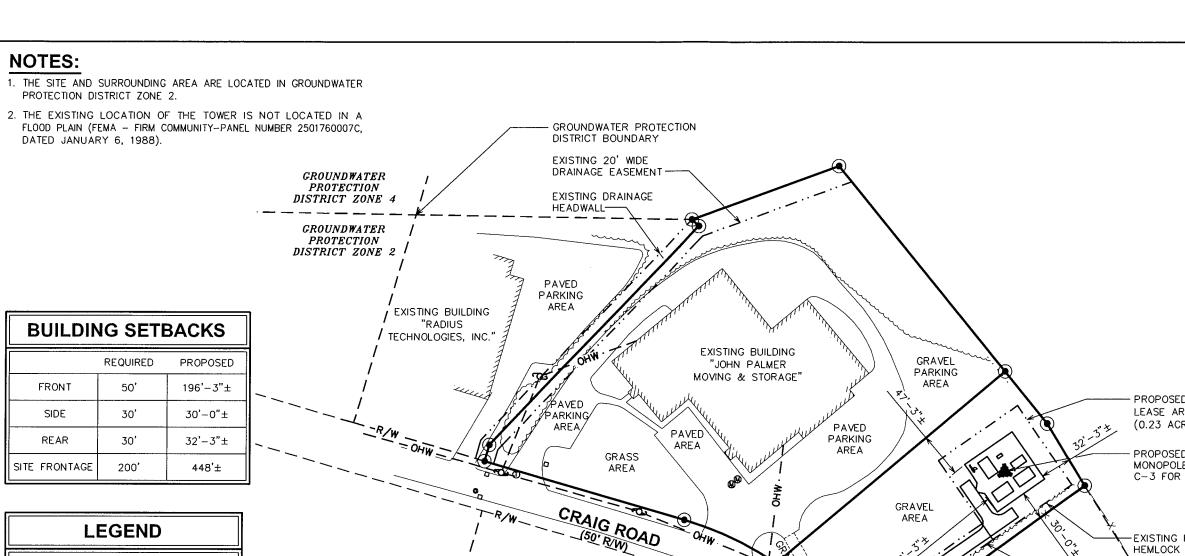
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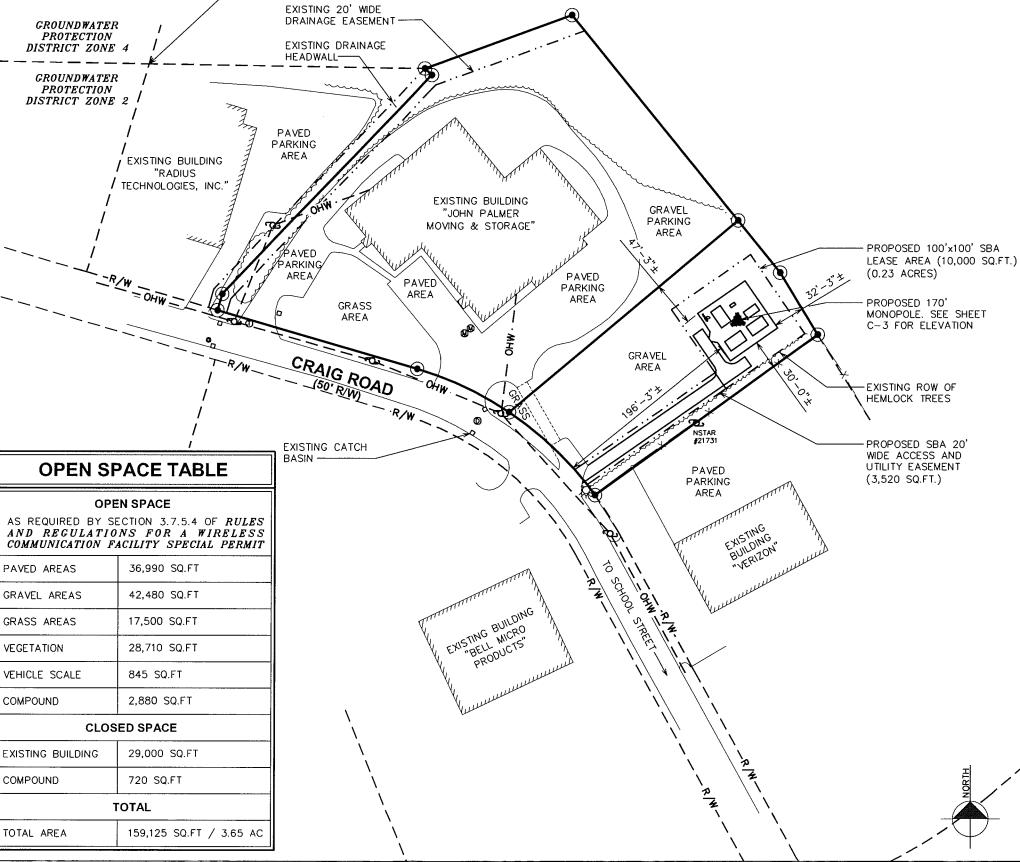
LOCUS PLAN

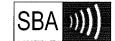
SHEET NUMBER

C-1

NORTH







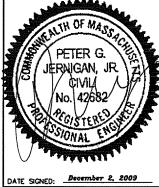
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SITE NAME

ACTON 2

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SITE ADDRESS 5 CRAIG ROAD ACTON, MA 01720 (MIDDLESEX COUNTY)

SHEET NAME

SITE PLAN

SHEET NUMBER

SCALE: 1"=100"

C-1A

SITE PLAN

EXIST. PROPERTY LINE

EXIST. UTILITY POLE

EXIST. LIGHT POLE

EXIST. TELCO PEDESTAL

EXIST. TELCO MANHOLE

PROPERTY CORNER

LEASE/EASE, CORNER

EXIST. CONTOUR LINE

EDGE OF PAVEMENT

OVERHEAD WIRE

RIGHT-OF-WAY

- CHAIN LINK FENCE

EXISTING TREE LINE

EXIST. HYDRANT

EXIST. MANHOLE

---- ADJ. PROPERTY LINE

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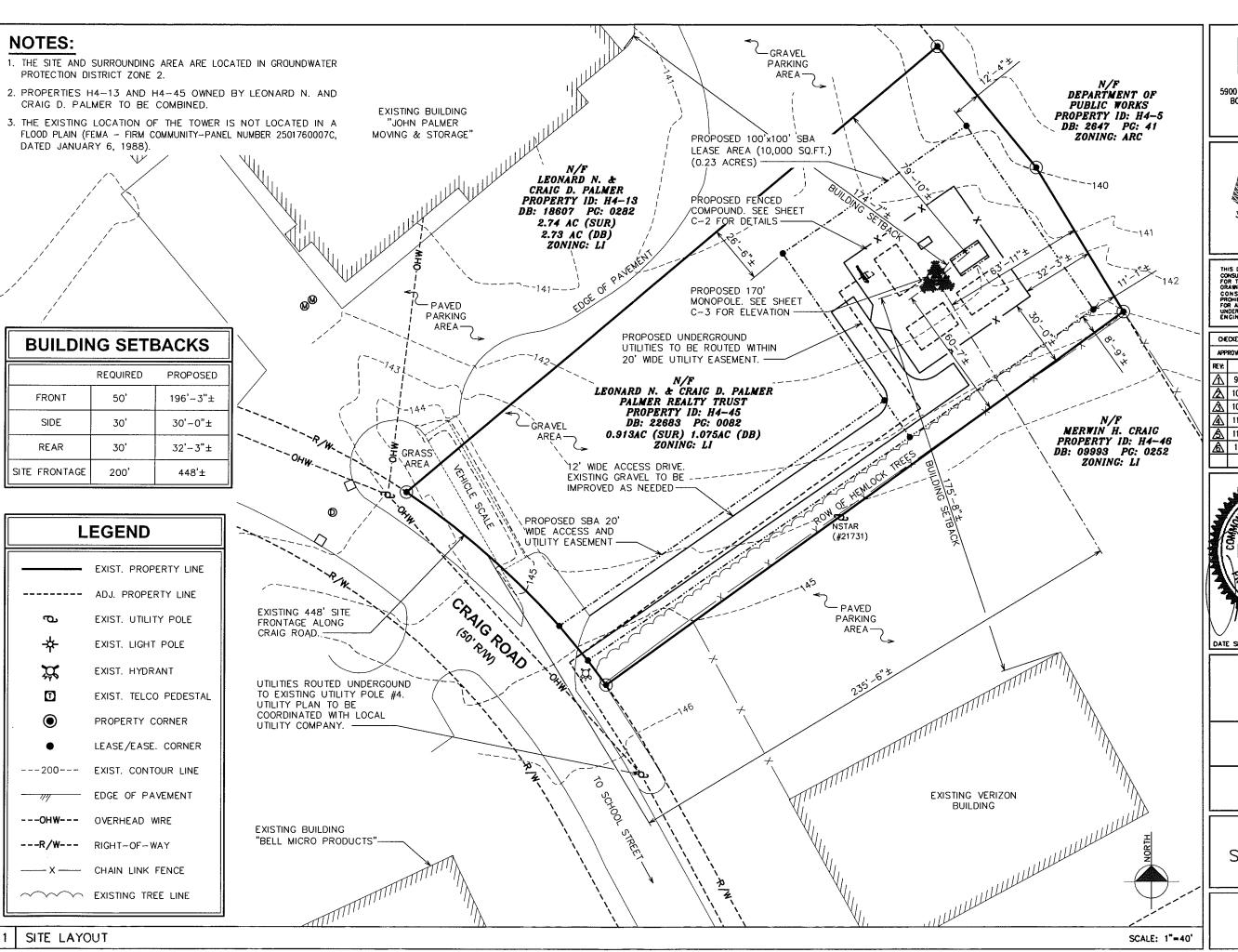
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---R/W---



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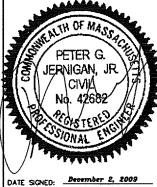
SBA TOWERS #, LLC. 5900 BROKEN SOUND PARKWAY, NW BOCA RATON, FL 33487-2797 TEL: (561) 226-9523 FAX: (561) 226-9368



703 Junction Boulevar Raleigh, NC 24467 Tel: (919) 661–6351 FAX: (919) 661–6350

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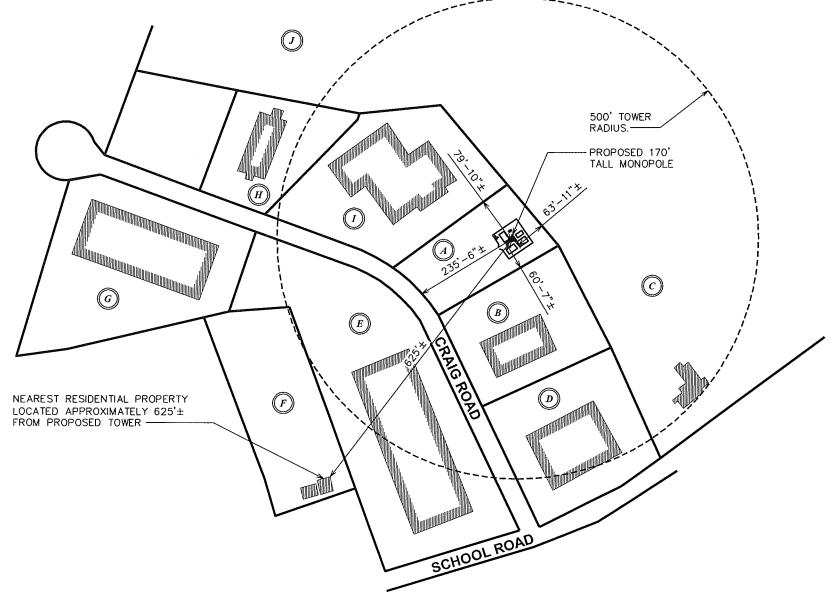
SITE LAYOUT

SHEET NUMBER

C-1B

NOTE:

THE MAP SHOWN BELOW IS BASED ON INFORMATION TAKEN FROM THE TOWN OF ACTON, MA GEOGRAPHIC INFORMATION SYSTEM.



	PARCEL INFORMATION						
REF.	PROPERTY ID	N/F PROPERTY OWNER	DB - PG	ZONING DISTRICT			
(A)	HD-45	LEAONARD N. & CRAIG D. PALMER	22683-0082	LI			
\bigcirc	H4-46	MERWIN H. CRAIG	09993-0252	LI			
0	H4-5	DEPARTMENT OF PUBLIC WORKS	2647-41	ARC			
(D)	H4-66	STEVEN P. MURPHY TRUSTEE OF JELRICH TRUST OF 2001	49012-82	LI			
E	H4-25	STEVEN P. MURPHY TRUSTEE OF JELRICH TRUST OF 2001	49012-82	LI			
F	H4-55	GEORGE PAQUETTE	15173-128	R-2			
<u>G</u>	H4-14	STEVEN P. MURPHY TRUSTEE OF JELRICH TRUST OF 2001	49012-82	R-1			
H	H4-12	15 CRAIG ROAD, LLC.	36079-193	L1			
	H4-13	LEONARD N. & CRAIG D. PALMER	18607-0282	LI			
(J)	G4-198	DEPARTMENT OF PUBLIC WORKS	-	ARC			

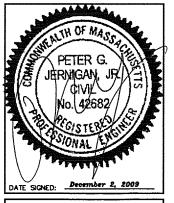


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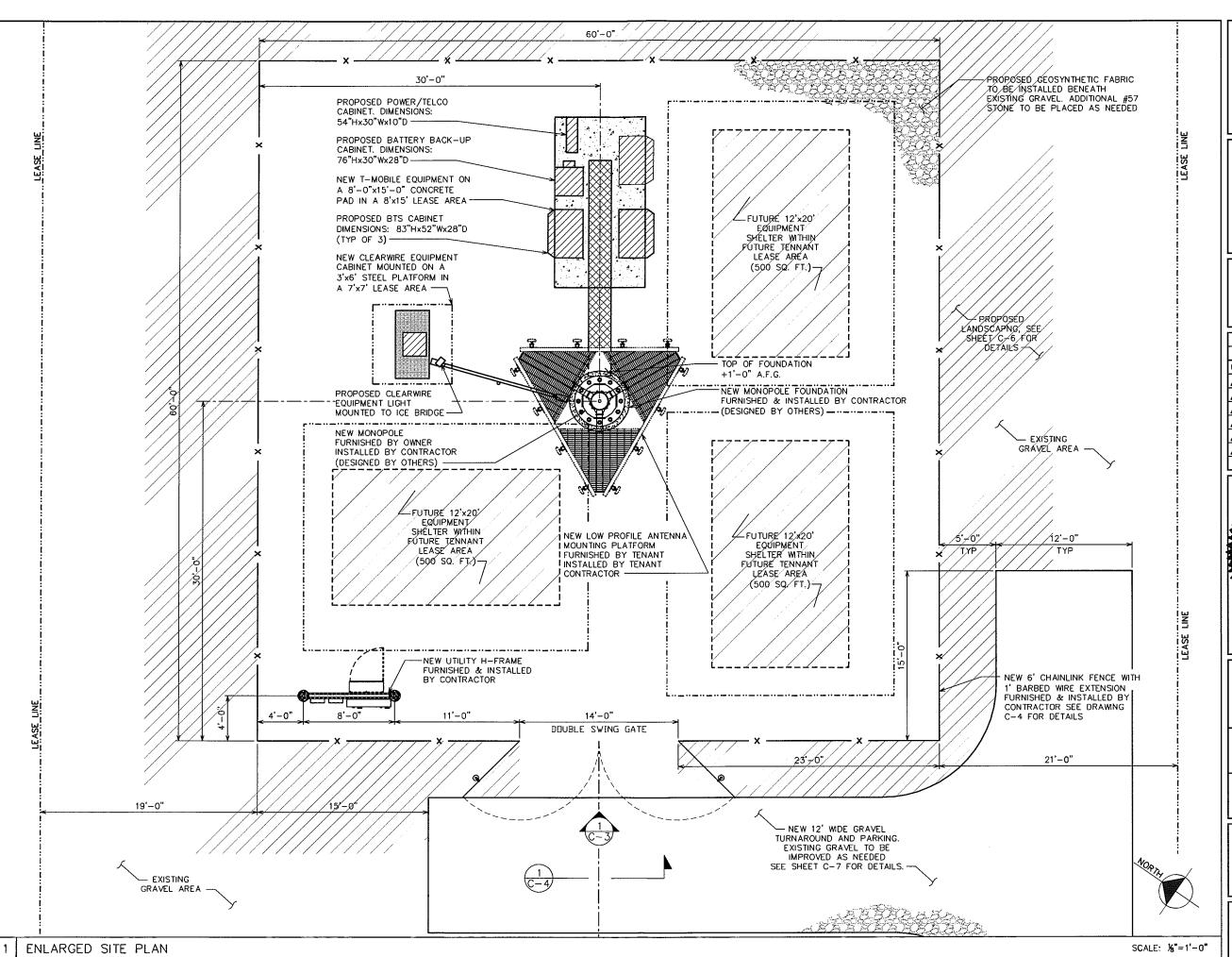
PROPERTY OWNERS

SHEET NUMBER

C-1C

SITE PLAN

SCALE: 1"=200"





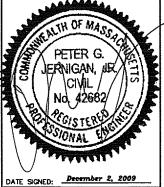
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CITE NA

ACTON 2

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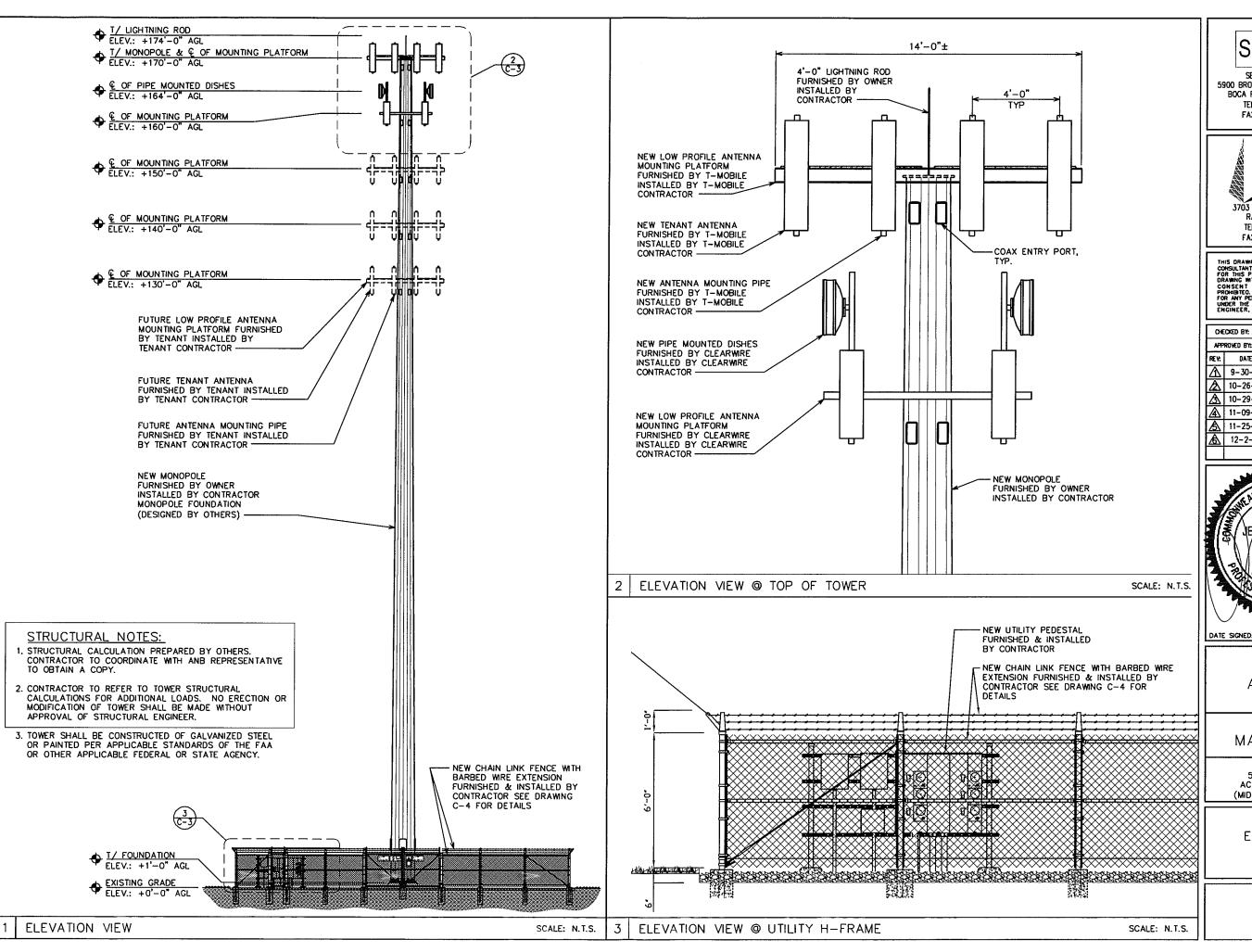
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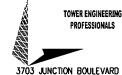
ENLARGED SITE PLAN

SHEET NUMBER



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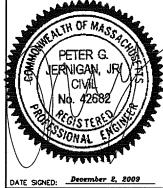
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SITE I.D.

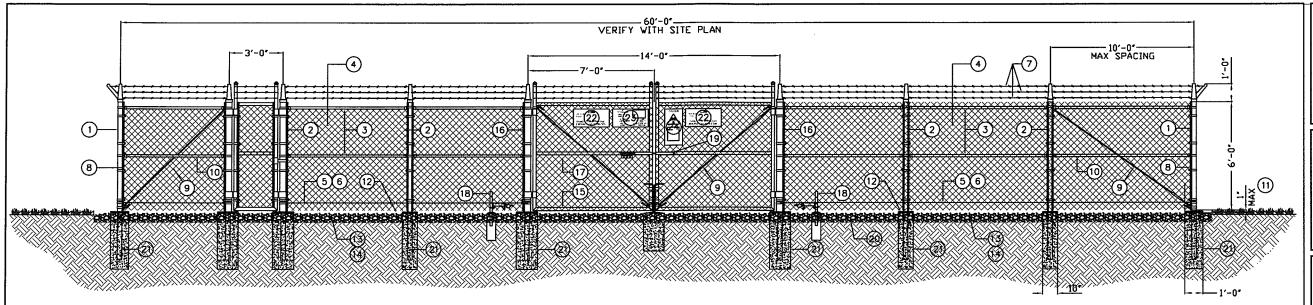
MA11845-S

SITE ADDRESS
5 CRAIG ROAD
ACTON, MA 01720
(MIDDLESEX COUNTY)

SHEET NAME

ELEVATION VIEW

SHEET NUMBER



SCALE: N.T.S.

BALLOON REFERENCE NOTES:

- (1) CORNER, END OR PULL POST: 3" O.D. SCHEDULE 40 PIPE.
- 2 LINE POST: 2 1/2" NOMINAL SCHEDULE 40 PIPE, PER ASTM-F1083. LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 10'-0" O.C.
- (3) TOP RAIL & BRACE RAIL: 1-5/8"O.D. STANDARD ROUND PIPE, PER ASTM-F1083.
- (4) FABRIC: 9 GA CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392.
- 5 TIE WIRE: 9 GA ALUMINUM. A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED 12" O.C. POSTS/GATES AND 24" RAILS/WIRE.
- (6) TENSION WIRE: 9 GA ALUMINUM
- 7 BARBED WIRE: DOUBLE STRAND 12-1/2" O.D. TWISTED WIRE TO MATCH WITH FABRIC. 14 GA, 4 PT. BARBS SPACED ON APPROXIMATELY 5" CENTERS.
- (8) 3/16" X 3/4" (MIN) FULL HEIGHT STRETCHER BAR.
- 9 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD.
- (10) FENCE CORNER POST BRACE: 1 5/8" NOMINAL PIPE.
- (11) 1" MAXIMUM CLEARANCE FROM FINISH GRADE.
- (12) FENCE POST FOUNDATION TO BE 1" FINISH ABOVE FINISHED GRADE
- (13) 6" COMPACTED BASE MATERIAL
- (14) FINISH GRADE SHALL BE UNIFORM AND LEVEL.
- (15) WELDED GATE FRAME: 2" O.D., SCHEDULE 40 PIPE, PER ASTM-F1083.
- (16) GATE POST 4" O.D., SCHEDULE 40 PIPE, PER ASTM-F1083.
- (17) GATE FRAME BRACE RAIL: 1 1/2" NOMINAL PIPE, PER ASTM-F1083.
- 18 DUCK BILL OPEN GATE HOLDER. VERIFY LOCATION IN FIELD PRIOR TO INSTALLATION.
- (19) STYMIE LOCK MULTI-TENANT LOCKING DEVICE
- (20) GEOTEXTILE FABRIC
- (21) CONCRETE FOUNDATION (MIN 3000 PSI). MINIMUM DEPTH: 6" BELOW FROST LINE
- (22) 12" x 24" SBA SITE INFORMATION SIGN.
- (23) 12" x 24" NO TRESPASSING SIGN.
- (24) 12" x 24" RF CAUTION SIGN.

GENERAL NOTES:

- 1. INSTALL FENCING PER ASTM F-567
- 2. INSTALL SWING GATES PER ASTM F- 900
- 3. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED IF REQUIRED.
- 4. POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE GALVANIZED (HOT DIP, ASTM A120 GRADE "A" STEEL). ALL GATE FRAMES SHALL BE WELDED. ALL WELDING SHALL BE COATED WITH (3) COATS OF COLD GALV. (OR EQUAL).
- 5. ALL OPEN POSTS SHALL HAVE END-CAPS.
- 6. USE GALVANIZED HOG-RING WIRE TO MOUNT ALL SIGNS
- 7. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE
- 8. MUSHROOM ANCHOR & PLUNGER REQUIRED FOR GATE.

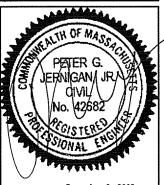


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> 3703 JUNCTION BOULEVARD RALEIGH, NC 24467 TEL: (919) 661-6351 FAX: (919) 661-6350

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APP	ROVED BY:	GMA	
REV:	DATE:	issued for:	
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A	10-26-09	revised zoning	
Δ	10-29-09	REVISED ZONING	
A	11-09-09	revised zoning	
Æ	11-25-09	REVISED ZONING	
₽	12-2-09	FINAL ZONING	



DATE SIGNED: December 2, 2009

ACTON 2

SITE I.D.

MA11845-S

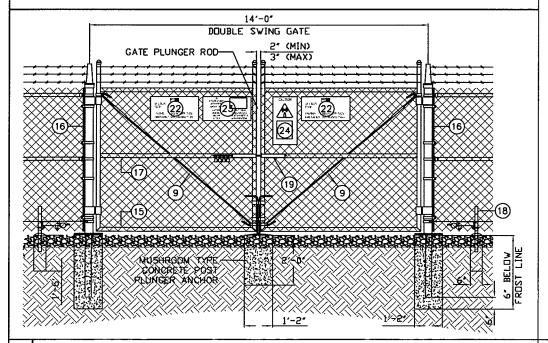
SITE ADDRESS 5 CRAIG ROAD ACTON, MA 01720 (MIDDLESEX COUNTY)

SHEET NAME

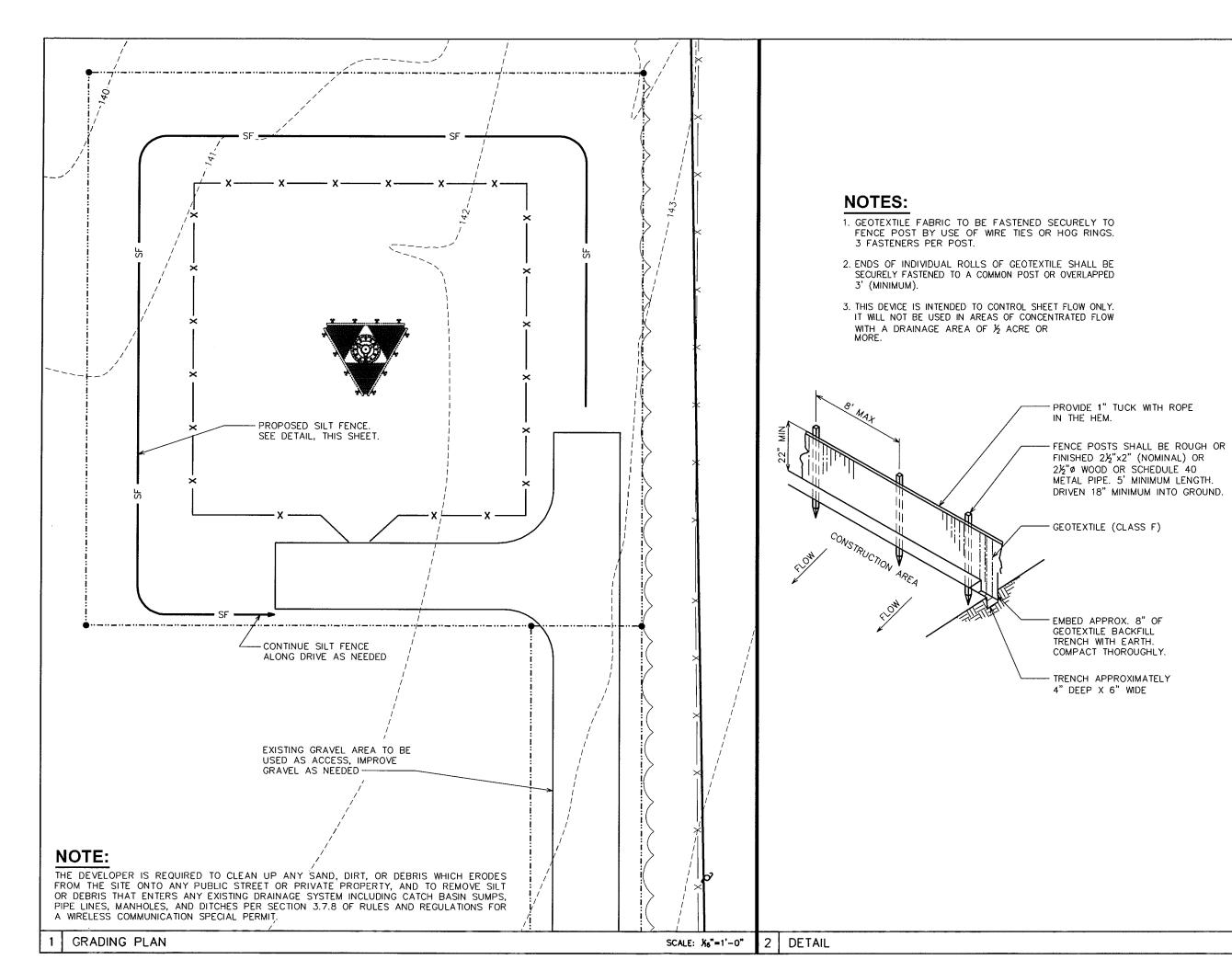
FENCE **DETAILS**

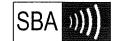
SHEET NUMBER

C-4



TYPICAL FENCING DETAIL





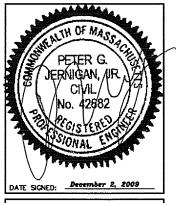
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SITE NAM

ACTON 2

SITE LD

MA11845-S

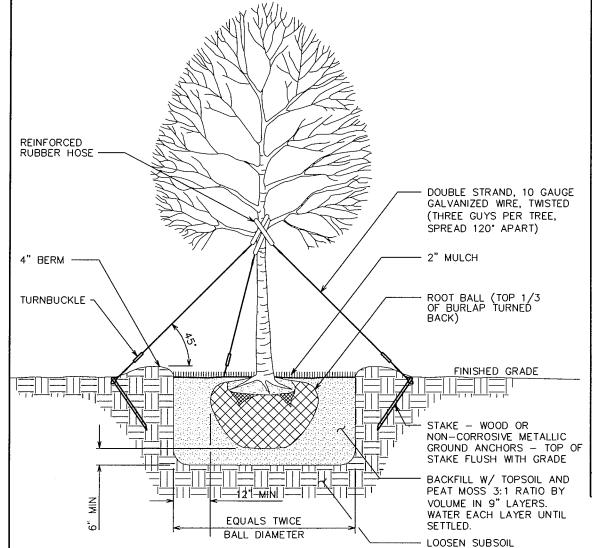
SITE ADDRESS
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ACTON, MA 01720
(MIDDLESEX COUNTY)

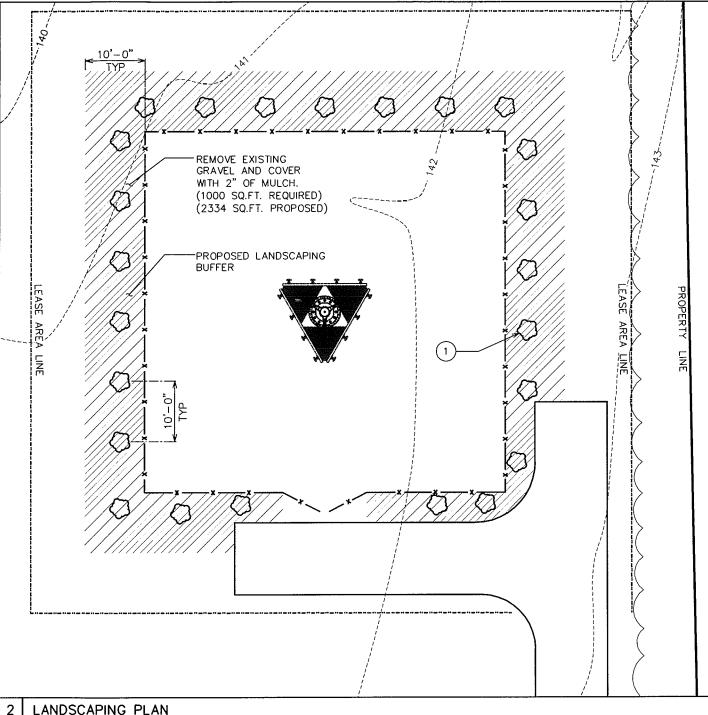
SOIL AND EROSION CONTROL PLAN

SHEET NUMBER



- 1. TOPSOIL TO BE PROVIDED BY SITE CONTRACTOR IN ROUGH GRADE TO WITHIN 1" OF FINISH GRADE.
- 2. EACH PLANT TO BE IN THE TOP OF ITS CLASS AFTER SHEARING AND PRUNING.
- 3. EACH PLANT TO BE FREE FROM DISEASE, INSECT INFESTATION, AND MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR FIELD PLANTING.
- 4. ALL PLANTS TO BE FULLY GUARANTEED (LABOR AND MATERIALS) FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF INSTALLATION.
- 5. PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.I-1973 IN REGARD TO SIZING, GROWING, AND B&B SPECIFICATIONS.
- 6. CONTRACTOR SHALL PROTECT ALL EXISTING TREES AND SHRUBS WITHIN CONSTRUCTION AREA IDENTIFIED AS "TO REMAIN" FROM DAMAGE BY EQUIPMENT AND CONSTRUCTION ACTIVITIES.





PLANTING SCHEDULE								
ITEM QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT @ PLANTING	HEIGHT @ MATURITY	SPREAD/ CALIPER	SPACING	REMARKS	
TREES								
1 24	(Juniperus virginiana)	EASTERN RED CEDAR	4'-0"	25'-0"	_	SEE PLAN THIS SHEET	SHOWN AS	

SBA))))

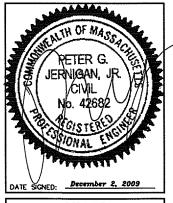
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SITE NAM

ACTON 2

SITE I.D.

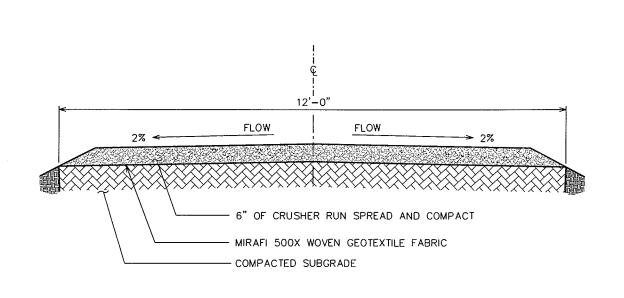
MA11845-S

SITE ADDRESS
5 CRAIG ROAD
ACTON, MA 01720
(MIDDLESEX COUNTY)

SHEET NAME

LANDSCAPING DETAILS

SHEET NUMBER



NOTE:

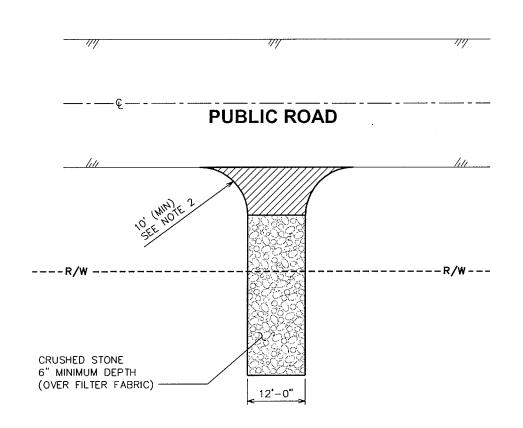
EXISTING SITE CONDITION IS A GRAVEL AREA. IMPROVE EXISTING DRIVE CONDITIONS AS NEEDED.

2 STANDARD ROAD SECTION

SCALE: N.T.S.

NOTES:

- 1. IMPROVE THE EXISTING SITE CONDITIONS IF NEEDED OR REQUIRED BY THE PROPERTY OWNER OR TOWN OF ACTON.
- 2. TURNING RADIUS THAT IS SUFFICIENT TO ACCOMODATE LARGE TRUCKS SHALL BE PROVIDED.
- 3. THE ENTRANCE(S) SHOULD BE LOCATED TO PROVIDE FOR UTILIZATION BY ALL CONSTRUCTION VEHICLES.
- 4. ENTRANCE(S) MUST BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR DIRECT FLOW OF MUD ONTO STREETS. PERIODIC TOPDRESSING WITH STONE WILL BE NECESSARY.
- 5. ANY MATERIAL TRACKED ONTO THE ROADWAY MUST BE CLEANED UP IMMEDIATELY.
- 6. GRAVEL CONSTRUCTION ENTRANCE SHALL BE LOCATED AT ALL POINTS OF INGRESS AND EGRESS UNTIL SITE IS STABILIZED. FREQUENT CHECKS OF THE DEVICE AND TIMELY MAINTENANCE MUST BE PROVIDED.
- 7. THE HATCHED PORTION OF DRIVEWAY SHALL BE PAVED WITH 550#/SY AABC, 225#/SY BINDER, 175#/SY SURFACE TYPE 1-C TO THE RIGHT OF WAY LINE AFTER SITE CONSTRUCTION.





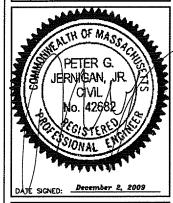
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Æ	12-2-09	FINAL ZONING



SITE NAME

ACTON 2

SITE I.D.

MA11845-S

SITE ADDRESS
5 CRAIG ROAD
ACTON, MA 01720
(MIDDLESEX COUNTY)

SHEET NAME

DRIVEWAY DETAILS

SHEET NUMBER

C-7

DRIVEWAY DETAILS

SCALE: N.T.S.